You Can Buy Homes Like These-Pay Rent?

DEALER GAZES ABOUT TO SEE BIG GROWTH

On Every Hand Buildings Are Planned. Going Up or Newly Com-

pleted.

"Certainly things are quiet in real estate circles just now, and they will te for a month or six weeks to come," said one of Sait Lake's successful veteran real estate men to The News this week, "and that has been the history of the city in its palmiest days during the months of July and August, and that is the record of every city in the United States for the heated term of the year. Some of the less optimistic may take issue with me on this point, but I really believe we have found

the year. Some of this point, may take issue with me on this point, may take issue with me on this point, but I really believe we have found business just a trifle better this July, so far, than last, and, in fact, for some preceding years. That fact lends ensured that the present situation.

Actual sales of importance in Actual sales of importance in Actual sales of importance in the feature is the great amount of build feature in the street. But now the word is out that the money situation is easing up, so that too, will have a beneficial tendency.

is oup, so that, too, will have a beneficial tendency.

"Down town as many large structures were never in the history of the city in enter the course of construction, being planned and arranged for, or just completed as at present. For instance, there is the big steel 10-and-a-half story Hotel Utah, the great 10-story Kearns office building, the 12-story Newhouse hotel, the 6-story Vermont building just completed, the 8-story being building practically completed, the Feit building practically completed, the Daly hotel now up to the sixth floor, the big Peery building with the foundation now ready for the superstructure, the Hotel Albert now ready for occupancy, the large Z. C. M. L. annex nearly ready for the windows and doors, the Moyle sarge practically done, the Lynch garge-hotel almost finished, the great Auerbach department store finishing up its great excavation preparatory to sarting the building, the Newhouse theater now being pushed to a rapid completion, the great warehouse in the mar of the I. X. L. furniture store-all of these and many more are within a gushot of Second South and Main, sar of the I. X. L. Turniture store-all of these and many more are within a gunshot of Second South and Main, which I consider is still the business enter of the city. They represent mil-

in addition to these, all brand new structures, to be credited to the progress of 1910, numerous less important buildings are being erected near the business center, and a great number are being renovated, and additions made to otherrs. The old Godbe drug store has been completely oversused, the old Clift corner has been suppressed in both appearance and worth as an interest maker, and many new buildings are being erected as State, Main and West Temple and the sast-west streets from South Temple to Third South.

Five room house on Belmont Ave., and Tenth East to O. Jansen.

Among their sales for the week were:

Co-cperative Investment Co., to Grover Hansen, a four room house near Tenth South and West Temple. Occuperative Investment association to E. B. Burner, a building lot on the E. B. Burner, a building lot on the E. B. Burner, a building lot on the South from Ada F. Taylor to J. Hornbow.

This firm is announcing a new departure this week, a protective feature for the homebuilder providing safeguards in case of disability, loss of life, accident or lack of employment. 'In addition to these, all brand new

Then go down the streets between

the town proper and look about in the vicinity of the Union depot and the Denver & Rio Grande depot, and the number of warehouses, storage houses, packing houses, market places, etc., built, building, or in contemplation, and most Salt Lake citizens will have a surprise in store. The new D. & R. G. depot, the Eccles-Browning market place, the big new artificial ice plant, the Denver elevator improvements, the Crane projected buildings, the Keyser storage building, are only a few of the most important, now buildings or on the eve. Probably considerably over a million is going into these buildings.

Then if you go out into any part of the residence portion of the city, east, north, south or west, brand new buildings greet you from every side. There are literally hundreds of them. Take the northeast bench, for instance; several hundred new structures have been built between South Temple north to Fourteenth avenue, which is way up on the mountain side. These buildings run in value from \$1,000 up into several thousands, but they will average

in value from \$1,000 up into several thousands, but they will average around \$2,500 to the home. In the aggregate the 1910 buildings on this bench alone have cost over half a million dollars.

dollars.

"Up around the University of Utah and along the east bench southward for miles there has been a building boom on this year that is simply stupendous. Beautiful residences by the scores have been constructed on this bench, and that portion of the city, too, has maintained the general building activity of the year. The same is true of the south, the west and the northwestern parts of the city, all of which show a wonderful building up, especially when the close money market is taken into consideration.

close money market is taken into consideration.

"The doubling of the census of the city in the past 10 years tells a story in itself, and if the present rate of progress continues for the next 10 years, instead of a city of \$5,000 as at present, Salt Lake in 1920 will undoubtedly be a city of 190,000 or better."

BURT AND CARLQUIST REPORT MANY DEALS

Burt & Carlquist report many size-able deals this week including the fol-lowing building deals: Apartment house on Fifth South, between Fourth and Fifth East to E.

Six room cottage to Albert J. Lin-nell on Twelfth South and Second

Eight room house on Eleventh East near Eleventh South to Rhoda Hol-

brook.
Store building to John F. Applequist on Eighth South, corner of Fifth East.
Five room bungalow on Eighth South near Fifth East to John Apple-

Five room house on Belmont Ave., and Tenth East to O. Jansen.
Among their sales for the week

Bathe and dine at Saltair.

Beauty Spots of Salt Lake City



Work is progressing on Col. E. A. Wall's magnificent residence on the north side of South Temple near Fifth East. The carpenters and masons are now working on the attic portion of the structure, the roof and chimneys.

LOOKING WEST ON FIRST AVENUE FROM A STREET.

REAL ESTATE AND BUILDING. 1

The Moore estate has been given a permit to erect an \$800 cottage at 563 west First South street.

H. Mason will build a \$1,000 one-story frame at the rear of 596 Wall street.

A building permit has just been issued to the Symms-Utah Grocery company for the erection of a large brick addition to its warehouses at 327 west Second South street. The building will cost over \$20,000. Mrs. W. A. Ray's home at 1058 east Third avenue, which a few weeks ago was partially burned, is being rebuilt, substantially on the old lines. The roof and the greater part of the interior were consumed, but the walls withstood the ravages of the flames, and required little overhauling.

Lester Freed of the Freed Furniture & Carpet company is erecting a handsome residence at 1168 east South Temple street, immediately west of the home of W. H. Child. The concrete foundation is nearly completed, and the work on the superstructure will be pushed forward as rapidly as is compatible with permanent construction.

The power house which the Utah Hotel company will build on block 86, plat A of the city survey will cost \$25,000 or more, and will be two-story, the main material of which will be concrete.

The Fifth ward meetinghouse, to be erected at 742 south Second West street by the Latter-day Saints Church, will cost when completed upwards of \$15,

A costly residence is nearing comple-tion at 77 E street. It is built of a fine quality of red pressed brick and hand-some trimmings.

Tenants are already beginning to

A PLACE FOR A HOME

move into the completed west wing of the Covey flats on east South Temple, and the historic old adobe building which has for so many years stood on the eastern portion of the property is about razed. A little later the other two parts of the great flat will be erected, excavation for the east wing having already been started.

Work is progressing on Cel. E. A. rangement of the rooms required in a small home, so arranged as to give the greatest amount of convenience, comfort and space at the least possible expense to the owner of the building. On a 50-foot corner lot or a 60-foot inside lot can be planned frem four to six modern, complete flats, depending upon the height of the building, bringing in each month from \$40 to \$60 for each flat, according to the

to \$60 for each flat, according to the location in which the building is built, making an average total on a four-flat building of \$200 a month.

The number of rooms which a flat should contain is a matter which has engaged the attention of real estate men for some years. They have finally come to the conclusion that the following rule should be observed. No flat should be over seven rooms, no matter what the locality it is built in, since people who live in flat buildings seldom have large families, realizing the impracticability of trying to pro-

vide for the comfort of a very large family in a flat. If the flat is built in what is known as a fashionable neighborhood, a neighborhood containing homes costling from \$10,000 up, it is best to build the flats of six or seven rooms and provide in them every convenience known, with good-sized rooms and well finished throughout. Flats in such localities always bring very high rents. If the flat is to be built in a neigh

borhood that is popular, but not what would call fashionable, then five or six room flats, well arranged, with moder would call fashionable, then five or sixroom flats, well arranged, with moderate-sized rooms, is the proper thing.
If built very near the center of population only three or four-room flats
should be provided, with the requirements of a kitchen provided for in
what is known as a kitchenette, since
people who live in the center of population or business district of a city
in flats are merely looking for a little
more privacy than can be obtained in
a modern hotel and ordinarily expect
to go out for most of their meals. If
the building is to be built in a neighborhood of small homes it should be
built convenient, but not expensive,
and the flats should be small, for it
has been found that the high rents
which one would have to charge for a
large flat makes it difficult to rent
them in the more ordinary parts of a
city, since the class of people who
could afford to pay the high rents
that large flat buildings bring would
prefer to live in a more high-class
section. Here is a good example. In
one of our large cities a three-story
flat building was built providing
two eight-room flats on each
of the lower floors, while the
third floor was divided into four fourroom flats. The flats on the third floor
were always kept rented at \$30 a month
each, making a total of \$120 for the
floor. The flats on the first and second
floor rented at \$50 a month each, or a
total of \$100 for each floor, and were
rented only half of the time. This
proves that the neighborhood was desirable for flat buildings providing that
the public's demand for a flat building in that neighborhood were properly
met.

Many people do not realize the value Many people do not realize the value of appropriateness to location. They see something somewhere which they happened to take a notion to and built a building similar to it on a lot which they happened to have with no consideration whatever of the fact that a building which rents well in one neighborhood might not rent at all well in another location. For average purposes, the ideal flat consists of a parlor or living room, dining room, kitchen, bath room, two chambers for the family and one for a servant, making what we call a six-room flat. Every flat should include a sideboard, kitchen cupboard, built-in ice box and gas range. These items do not cost a great deal as a part of the total contract and impress upon a prospective tenant the fact that all details contributing to his comfort upon a prospective tenant the fact that all details contributing to his comfort have been provided. The proper place for the built-in ice box is directly inside the sink, with the ice department at the top, thereby allowing the drip from the ice to go into the sink. The ceiled trap can always be easily cleaned out as required with the constant flushing of water through the trap from the sink and seldom allows it to become clogged. While some flats are built with individual heating plants, each tenant looking after his own heat, it has been found more practicable to provide the heating and charge the tenant up for it in his rent. People who live up for it in his rent. People who live in flats are always looking for every

ing in that neighborhood were properly

HOTEL ALBERT IS FORMALLY OPENED

Salt Lake's Newest Hostelry Swings Its Door Outward

Hotel Albert, 129-131 south West Temple, is the newest hostlery for Salt Lake, today witnessing its opening under the management of Albert Hager, who has a ten-years' lease on this beautiful new building and has expended \$15,000 in elaborately furnishing its 93 large airy rooms with their modern

omforts and conveniences. Mr. Hagen is an old resident of Utah, having lived at Mammoth for 28 years where he was in the mercantile busi-

where he was in the mercantile business, but for the past two years has been a resident of Sait Lake. In the rear of the second floor Mr. Hagen has reserved several neatly fitted up rooms where he and his wife, son and daughter will make their home: "The Hotel Albert will be kept clean and respectable," said Mr. Hagen to The News Friday evening, and to emphasize this fact he pointed to the family apartments and spoke of the family influence which would be exerted to this end.

The Hotel Albert is one of the most permanently constructed buildings in the city. Expense has not been spared in one particular to make it strong, safe and durable. It is as fireproof as modern ingenuity could devise. The building is four stories high with large basement. The cost was about \$125,000, and was erected by Albert Fisher, of the Fisher Brewing company. The front is of beautiful white Sanpete stone, the awning being an elaborate affair in bronze and colored glass, a large electric sign, "Hotel Albert" having been swung in place last evening.

affair in bronze and colored glass, a large electric sign, "Hotel Albert" having been swung in place last evening. The walls are all unusually heavy, the materials being freproof. The wood work is heavy hardwoods.

Mr. Hagen has expended a small fortune in the furnishings of the 13 rooms. The furniture is of birdseys maple, maliogany and oak, all the bedsteads being heavy brass. Wilton carpets and rugs cover the floors of the rooms and hallways. There are 45 baths in the house, nearly half the rooms having private baths; each floor having its public baths, and many of the rooms so connected by doors that they may be thrown into suites as needed. There are telephones in every room, hot and cold water, the basement containing a large modern steam heating apparatus, with a smaller heater for summer use. There are two elevators, the rear being for heavy purposes.

on the second floor. On the ground floor is a spacious lobby with easy chairs and comfortable settees. Here is the office, back of which is a neatily fitted up writing room. Still further the sample is the office, back of which is a heatly fitted up writing room. Still further down the broad hall are the sample
rooms and lavatory appointments, all
of the most sanitary patterns known
to the architect. In fact, the Hotel
Albert is one of the neatest, completest and best little hostelvies ever opened in the city of Salt Lake.

Right service, right prices, right lace to dine, Cafe, Saltair.

Absolute Protection

We have recently made special rrangements and can absolutely used to protect you against limst every adversity. Read the ellowing and be convinced:

Unemployed

In case you are out of work, your monthly payment will be extended.

Sickness

If you are sick we make your

Accident

If you should meet with any rm of accident we make your syments for you.

Total Disability

you are totally disabled and ble to make your payments, will make them for you, and addition will pay you the full ount of your contract.

Fire Insurance

your Home should burn down will rebuild it for you or if aged make all repairs without to you.

Death

uld the bread minner die, a d to your home is given at once the widow and orphans. What more do you want? What ree could you get? What more and you ask for? GROUP OF PRETTY HOMES



Deed Rent Receipt

Which Are You Paying For?

VV ITHOUT question the most vestment a man of a family can and SHOULD make in a city where he expects to live, is securing a HOME of his own.

All right thinking men and women desire a home, and are few, indeed, that would not prefer to be owner, rather than tenants. IT IS A WORTHY STEP TO TAKE and it is easy to accomplish.

In the purchase of a home there are two distinct questions to be carefully considered: 1-The Home as a place of residence. 2-The Home as an investment. We wish to impress this one important fact upon all intending home builders: That it is not enough merely to buy real estate, you must BUY IT IN THE RIGHT PLACE, and we say that the right place is in the well established sections of the

We believe that we have one of the best equiped Home Building organizations in the city, and we say without fear of contradiction that a Home built by our construction department, under our personal supervision, is a well built, modern Home.

See us if you want Business Property, Warehouse Property, Trackage, Homes, or Homesites.

Remember if you have a vacant lot and want to improve it, we will build for you.

THIS group of Handsome Bungalows and Cottages built in the best residential sections of the city, will give the reader a better idea of the class of houses we are building than a word picture could possibly do. For a number of weeks we have been telling the citizens of Salt Lake, through the columns of the daily papers to the daily papers of the daily papers. what we are doing in the way of Home Building, under our Easy Home Building Plan. This week we thought it proper to show them through the same mediums what we are doing, in order that they might see for themselves. All of the pretty homes shown above were designed by our architect, according to the ideas of the purchasers, (without cost to them), and were erected by our construction department under our personal supervision, which means well-holds. well-built, modern, convenient, classy homes; built to suit the purchaser.

We now have under course of construction more than 20 of these pretty Cottages and Bungalows, all being built under our Easy Home Building Plan, which to be brief, simply means: If you own or partly own the lot or make a small cash payment we will build the home—Not another dollar need be paid until it is ready to move into, then you begin to pay for your house with the same money you formerly used to pay your rent with-Why pay rent?

It will pay you to investigate and We will be pleased to explain BURT & CARLQUIST, THIRD FLOOR FELT BUILDING PHONES 350